



HISTORIC LANDMARKS COMMISSION

HEARING SYNOPSIS

WEDNESDAY FEBRUARY 7, 2007

Regular Session

6:00 P.M.

Council Wing, Room W-118/119

200 East Santa Clara Street

San Jose, CA

COMMISSION MEMBERS

EDWARD JANKE, AIA, CHAIR

PATRICIA COLOMBE, VICE CHAIR

HELENE LAVELLE SCOTT CUNNINGHAM

DANA PEAK JUDY STABILE

ERIC THACKER

JOSEPH HORWEDEL, DIRECTOR

DEPARTMENT OF PLANNING, BUILDING AND CODE ENFORCEMENT

NOTE

To arrange an accommodation under the Americans with Disabilities Act to participate in this public meeting, we ask that you call (408) 277-4576 (VOICE) or (408) 998-5299 (TTY) at least two business days before the meeting.

NOTICE TO THE PUBLIC

Good evening, my name is **Ed Janke**, and I am the Chair of the Historic Landmarks Commission. On behalf of the Commission, I would like to welcome you to tonight's meeting. I will now call to order the **February 7, 2007** meeting of the Historic Landmarks Commission. Please remember to turn off your cell phones and pagers.

If you want to address the Commission, **fill out a speaker card (located at the technician's station), and give the completed card to the technician. Please include the agenda item number for reference.**

The procedure for public hearings is as follows:

- After the staff report, *applicants may make a five-minute presentation.*
- Anyone wishing to speak in favor of the proposal should prepare to come forward. After the proponents speak, anyone wishing to speak in opposition should prepare to come forward. *Each speaker will have two minutes.*
- Commissioners may ask questions of the speakers. These questions will not reduce the speaker's time allowance.
- The Commission will then close the public hearing. The Historic Landmarks Commission will take action on the item.

The procedure for referrals is as follows:

- Anyone wishing to speak on a referral should prepare to come forward. *Each speaker will have one minute.*
- Commissioners may ask questions of the speakers. These questions will not reduce the speaker's time allowance.
- The Historic Landmarks Commission will comment on the referral item.

If a Commissioner would like a topic to be addressed under one of the Good and Welfare items, please contact Planning staff in advance of the Commission meeting.

An agenda and a copy of all staff reports have been placed on the table for your convenience.

AGENDA
ORDER OF BUSINESS

6:00 PM SESSION

1. ROLL CALL

All Present

Chair Janke welcomed newly appointed Commissioners Peak, Stabile, and Thacker.

2. DEFERRALS

Any item scheduled for hearing this evening for which deferral is being requested will be taken out of order to be heard first on the matter of deferral. A list of staff-recommended deferrals is available on the table. If you want to change any of the deferral dates recommended or speak to the question of deferring these or any other items, you should say so at this time.

The matter of deferrals is now closed.

3. CONSENT CALENDAR

NOTICE TO THE PUBLIC

The consent calendar items are considered to be routine and will be adopted by one motion. There will be no separate discussion of these items unless a request is made by a member of the Historic Landmarks Commission, staff or the public to have an item removed from the consent calendar and considered separately. If anyone in the audience wishes to speak on one of these items, please make your request at this time.

a. APPROVAL OF THE DECEMBER 06, 2006 HISTORIC LANDMARKS COMMISSION SYNOPSIS.

Approved (7-0-0)

The Consent Calendar is now closed.

4. PUBLIC HEARINGS

- a. **The addition of a Qualifying Property to the City of San Jose Historic Resources Inventory.** The addition of the Single Family Residence, located on the northwest corner of Dry Creek Road and Peregrino Way (1725 Dry Creek Road), to the City of San Jose Historic Resources Inventory. Council District: 6. SNI: None. CEQA: Exempt.

Staff Recommendation:

Approve the addition of the Qualifying Property to the City of San Jose Historic Resources Inventory.

The item was deferred to the 3/7/07 HLC hearing.

5. REFERRALS FROM CITY COUNCIL, BOARDS, COMMISSIONS OR OTHER AGENCIES

- a. **PRE06-247.** Comprehensive Preliminary Review for a high-rise residential tower approximately 255 feet in height, containing 182 residential units with ground floor retail space; including the proposed demolition of the Herrold Lab Building, City Landmark No. HL92-74, located at 465 South First Street.

Staff Recommendation:

Historic Landmarks Commission to provide recommendations regarding analysis of the Proposed Project and Demolition of a Designated Landmark Structure in conformance with Early Public Notification Requirements of City Council Policy: Preservation of Historic Landmarks.

Sally Zarnowitz, Historic Preservation Officer, introduced the proposal and explained that this preliminary review proposal was appearing before HLC as part of the City Council policy requiring early notification for projects that would adversely affect historic resources. David Neale of CORE Development, the project proponent, gave an overview of the proposed development.

Vice Chair Colombe and Commissioner Stabile sought clarification from Mr. Neale as to whether 455 S. 1st Street was included in the project site (i.e., existing building at 455 S. 1st to be demolished as part of the project). Mr. Neale indicated that 455 S. 1st is owned by CORE and is included in the project.

In response to questions from Commissioner Stabile, Mr. Neale stated that 465 S. 1st was designated as a City Landmark structure after CORE purchased the property, but he was unsure whether any City or SJRA funds had been contributed to maintenance of the building in the time it has been owned by CORE.

Upon opening of the public hearing for the item, one member of the public, Judi Henderson, addressed the HLC. Ms. Henderson stated the building should be preserved. She noted further that, remembering Eagle's Hall, façade-ism should not be supported. However, should the building be demolished as part of the project, then documentation of

the structure should be forwarded to the Library of Congress because of the structure's association with the development of radio technology. Chairman Janke then closed the public hearing.

Commissioner Peak commented that the matter of which properties on South 1st are included in the proposal needs to be clarified in the plan set. Commissioner Stabile stated that confirmation should be sought that the building was designated as a Landmark after being purchased by CORE. Commissioner Stabile also stated that HLC should consider how the proposed project would fit within the City's vision for the SOFA District.

Vice Chair Colombe noted that this block of S. 1st has a high degree of integrity and asked whether a historic evaluation has been carried out for the block. Ms. Zarnowitz replied that the Downtown survey was performed in 2000, but there has been no intensive survey of the area since that time.

Commissioner Thacker noted that the project site is near the Market/Almaden Conservation Area and asked whether there are any specific design guidelines for projects located to historic districts. Ms. Zarnowitz replied that the City would employ the Secretary of the Interior's standards. Commissioner Thacker also stated that the building should be preserved because of its associations with development of technology but, if demolished, its style and scale should be incorporated into the proposed project to a greater degree.

Chairman Janke spoke favorably of project architect David Baker's ability to incorporate projects into the surrounding context, but wanted to know more about how it would be possible to better integrate the proposed high-rise building into the context of this mostly 1-story block of S. 1st. Mr. Neal noted that the site across the street is also likely to be redeveloped in the near future. Commissioner Stabile expressed interest in reviewing the SOFA District Plan when the development permit comes before the HLC.

Chairman Janke then concluded discussion of the item.

- b. **CVSP**. **Initial Draft Coyote Valley Specific Plan** (CVSP) for 7,000 acres of mostly undeveloped land, generally bounded by Tulare Hill to the north, Highway 101 to the east, the City of Morgan Hill to the south and the foothills to the west; divided into three sub-areas: the North Coyote Valley Campus Industrial Area (1,400 acres), the Mid-Coyote Urban Reserve Area (2,000 acres), and the South Coyote Valley Greenbelt Area to the south (3,600 acres) <http://www.sanjoseca.gov/coyotevalley/> .

Staff Recommendation:

Historic Landmarks Commission to provide recommendations regarding Cultural Resource Preservation Goals and Policies in the CVSP.

Darryl Boyd, Principal Planner for the CVSP project, gave an introductory overview of the proposal and indicated that the CVSP group was coming before HLC seeking input on how to integrate historic preservation objectives into the Initial Draft CVSP land use plan. Planning staff members of the CVSP project team then gave a more detailed explanation of the plan and its potential effects on identified historic resources.

Commissioner Janke then opened the public hearing. One member of the public, Judy Henderson, spoke regarding the item. She stated that historic bridges within the CVSP area should be preserved, and that buildings identified through the EIR process should be added to the City's inventory. Commissioner Janke then closed the public hearing.

Commissioner Cunningham stated that relocation of identified historic structures should only be considered as a last resort. Commissioner Cunningham also stated that tree preservation should be a priority and that the Coyote "hamlet" area in the overall CVSP area should be the primary area to which relocated structures are moved, in cases where relocation is necessary.

Vice Chair Colombe indicated that graphics depicting potential changes to the hamlet should be prepared for consideration as soon as possible. She also stated that bridges in the CVSP area should be evaluated and preserved if possible, even if they are not determined to be Historic Resources under CEQA. She echoed Commissioner Cunningham's comment that any determination that it is not feasible to preserve historic structures in their present locations should be made very conservatively.

Commissioner Stabile expressed concern over a lack of language in the Initial Draft CVSP identifying on-site preservation as the highest priority. She also stated that El Camino Real should be recognized as historically significant, and that possible designation of an existing ranch as a museum or cultural center should be explored.

Commissioner Peak concurred that relocation of historic structures should be discouraged, and that structures identified through the EIR process should be followed-through with nomination for the City's Historic Resources Inventory. She indicated that archaeological sites should also be examined for possible opportunities to form an educational/interpretive resource such as a public park.

Vice Chair Colombe stated that treatment of historic resources should be identified as one of the key, overarching policy objectives in the revised CVSP.

Commissioner Cunningham expressed concern over security with regard to potential looting or vandalism at archaeological sites if they are identified in the CVSP public documents.

Commissioner Lavelle expressed interest in seeing archaeological site, as well as historic resources, made accessible for public interpretation.

Vice Chair Colombe indicated a concern that not enough consideration was given in the Initial Draft to historic resources in CVSP areas other than the Coyote Hamlet. Chairman Janke expressed hope that historic landscape features, and other types of historic resources in addition to buildings, will be taken into consideration as the CVSP evolves. Chairman Janke then concluded the discussion on this item.

6. PETITIONS AND COMMUNICATIONS

Public comments to the Historic Landmarks Commission on non-agendized items. Each member of the public may address the Commission for up to two minutes. The Commission cannot take any formal action without the item being properly noticed and placed on an

agenda. In response to public comment, the Historic Landmarks Commission is limited to the following options:

1. Responding to statements made or questions posed by members of the public; or
2. Requesting staff to report back on a matter at a subsequent meeting; or
3. Directing staff to place the item on a future agenda.

a. Public Comment

Judi Henderson, a member of the public, expressed concern over the disposition of the potentially historic sign for the now-defunct Bold Knight motel on Monterey Road.

7. GOOD AND WELFARE

a. **Report from the Redevelopment Agency**

Catalyst for Change: A History of Civic Plazas in San Jose

The Commission accepted the report.

b. **Report from the Secretary**

i) Status of Circulation of Environmental Review Documents
<http://www.sanjoseca.gov/planning/eir/>

- Flea Market DEIR (File No. PDC03-108)
NOP distributed April 2006
Circulation anticipated Winter 2007
- Parkview Towers DEIR
NOP distributed March 2006
Circulation anticipated Winter 2007
- Coyote Valley Specific Plan DEIR
Circulation anticipated March 2007

ii) Status of HLC Recommendations on Referrals to City Council, Boards, Commissions, and Other Agencies

Ballpark Study in the Diridon/Arena Area
Vice Chair Colombe, HLC Representative
April 5, 2006 Project and DEIR referred to HLC
September 20, 2006 Re-circulated DEIR referred to HLC
February 27, 2007 Planning Commission Hearing

PDC05-109. Planned Development Rezoning from the (A) Agricultural to the A(PD) Planned Development District to allow up to thirteen single-family detached residences, on a 1.24 gross acre site including the existing Almaden Feed and Fuel Structure of Merit, located on the southeast corner of Almaden Expressway and Almaden Road.

December 6, 2006 Rezoning Referred to HLC
January 31, 2007 Planning Commission Hearing
March 06, 2007 City Council Hearing

PDC06-003. Lowe's Home Improvement Warehouse. Planned Development rezoning from IP Industrial Park zoning district to A(PD) Planned Development zoning district, including proposed demolition of IBM Building 025.

November 1, 2006 DEIR Referred to HLC
Tentative March 7, 2007 Rezoning Referral to HLC
Tentative March 28, 2007 Planning Commission Hearing
Tentative April 2007 City Council Hearing

iii) 2006 Commissioners' Form 700 and Family Gift Reporting Form due to City Clerk on April 2nd.

iv) January 2007 Historic Landmarks Retreat

Staff is reviewing the work plan with HLC input.

v) California Preservation Conference, May 3-6, 2007, Hollywood, CA.

c. Germania Verein request for Commission review of proposed plaque honoring German Pioneer John Balbach (1820-1896)

Maria Brand, a member of the public, made a presentation in support of placing an informational plaque commemorating John Balbach. The Commission expressed its support for the plaque, and Vice Chair Colombe volunteered to work with Ms. Brand to refine the text.

d. Report from Committees

- History San Jose Collections Committee
Liaison position vacant
Commissioner Stabile was appointed to the position, 7-0-0.
- Coyote Valley Specific Plan and Habitat Conservation Plan Advisory Committee
Commissioner Cunningham, Liaison
See item 5b, above.

- Japantown Survey Committee
Commissioner LaVelle, Liaison
The Committee is hoping to reconvene prior to the next HLC hearing.
- Pellier Park Committee
Commissioner Colombe, Liaison
Nothing new to report.
- Counter to Council Historic Resources Committee
Currently Inactive

e. **Report from Historic Landmarks Commission Subcommittees**

- Design Review Committee (DRC)
Commissioners Janke, Colombe and Cunningham, members

December 17, 2007 Report

Chair Janke gave a verbal synopsis. The written report will be included on the March agenda.

February 21, 2007 Draft Agenda

Living Tomorrow High Rise
One S. Market High Rise

- San Jose Industrial/High-Tech Committee
Currently Inactive

8. **ADJOURNMENT**